001.0	0003	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	629,100 / 629,100
					USE VALUE:	629,100 / 629,100
					ASSESSED:	629,100 / 629,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LAFAYETTE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAITE GEORGE
Owner 2:	
Owner 3:	
Street 1:	25 LAFAYETTE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BARRA LORRAINE MARIE -
Owner 2:	LAITE GEORGE N -
Street 1:	25 LAFAYETTE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .092 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1919, having primarily Wood Shingle Exterior and 1145 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4000.000	197,100		432,000	629,100
Total Card	0.092	197,100		432,000	629,100
Total Parcel	0.092	197,100		432,000	629,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.43 /Parcel: 549.43

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

867

GIS Ref

GIS Ref

Insp Date

10/14/17

!84!

PREVIOUS ASSESSMENT

Parcel ID: 001.0-0003-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	197,100	0	4,000.	432,000	629,100		Year end	12/23/2021
2021	101	FV	182,200	0	4,000.	432,000	614,200		Year End Roll	12/10/2020
2020	101	FV	182,100	0	4,000.	432,000	614,100	614,100	Year End Roll	12/18/2019
2019	101	FV	190,800	0	4,000.	459,000	649,800	649,800	Year End Roll	1/3/2019
2018	101	FV	190,800	0	4,000.	334,800	525,600	525,600	Year End Roll	12/20/2017
2017	101	FV	190,800	0	4,000.	291,600	482,400	482,400	Year End Roll	1/3/2017
2016	101	FV	190,800	0	4,000.	248,400	439,200	439,200	Year End	1/4/2016
2015	101	FV	167,200	0	4,000.	243,000	410,200	410,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	17:59:20

LAST REV

Date	Time
10/27/17	08:31:43
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 84

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRA LORRAINE	1264-61		2/6/2003	Family	1	No	No		
BARRA LORRAINE	1261-69		11/26/2002	Family	1	No	No		
	963-66		12/1/1982		58,000	No	No		Y

USER DEFINED

Prior Id # 1:	867
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
5/13/2009	Measured	197	PATRIOT
9/21/1999	Meas/Inspect	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4000		Sq. Ft.	Site		0	80.	1.35	1									432,000						432,000	

Total AC/HA:	0.09183	Total SF/SM:	4000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	432,000	Spl Credit		Total:	432,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	NATURAL		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	10 - Parquet		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01068878
Adj $ / SQ:	136.443
Other Features:	57250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	267744
Depreciation:	70684
Depreciated Total:	197059

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

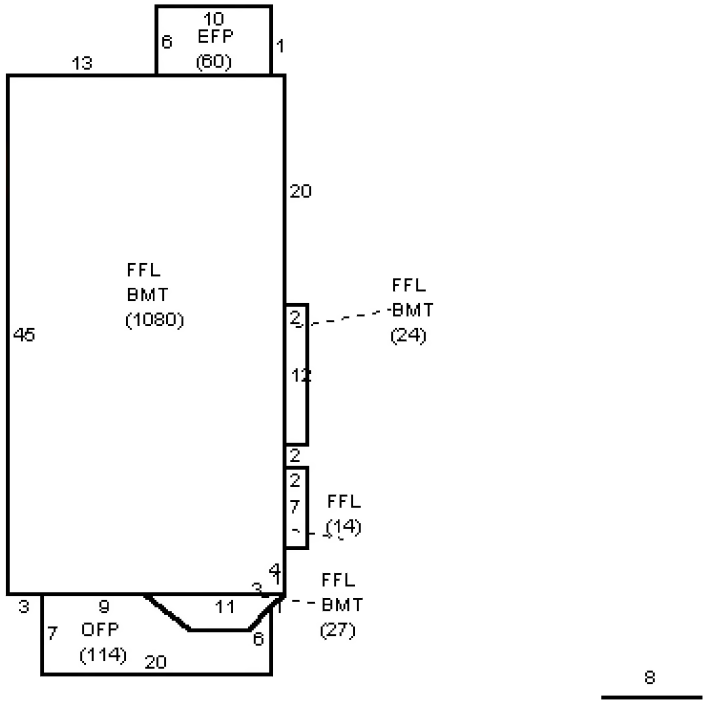
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	136.44
Special Features:	0	Val/Su Net:	80.45
Final Total:	197100	Val/Su SzAd	172.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,145	136.440	156,227
BMT	Basement	1,131	40.930	46,295
OFP	Open Porch	114	31.300	3,569
EFP	Enclos Porch	60	73.380	4,403

Net Sketched Area: 2,450 | Total: 210,494

Size Ad 1145 | Gross Area 2450 | FinArea 1145

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 001.0-0003-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: